

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 28, 2003 PLANNING COMMISSION MEETING

P.A.S.: Comprehensive Plan Conformity #03005
FY 2003 Action Plan: One - Year Use of Funds for HUD Entitlement Programs

PROPOSAL: The Director of the Urban Development Department has requested a review of the FY 2003 Action Plan: One - Year Use of Funds for HUD Entitlement Programs for conformance with the Comprehensive Plan.

CONCLUSION: The *Action Plan* proposal conforms to the goals of the Comprehensive Plan. The Comprehensive Plan identifies a number of implementation strategies that support the finding that the *Action Plan* is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u> In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

PURPOSE: The Planning Commission is required to review the proposed plan for conformity with the Comprehensive Plan. Copies of the plan are available on file at the Urban Development and Planning Department.

COMPREHENSIVE PLAN SPECIFICATIONS: The following goals, principles and strategies of the Comprehensive Plan are addressed by the programs and activities in the *Action Plan*.

"Issues relating to an aging population will increase in importance as more and more individuals reach the age of 65 and above. Over the next twenty five years, this segment of the community will similarly grow in number and as a percent of the overall population base. This will place greater emphasis on the unique transportation, housing, economic, and recreational needs of this expanding demo-graphic segment." (page F 6)

"Housing Opportunities — Housing diversity should be accommodated in a variety of locations throughout the community. A range of affordable housing types should be identified, with opportunities ranging from urban lofts, flats, townhouses, and condominiums in the urban core to residential acreages in rural parts of the County. A variety of income ranges should also be accommodated." (page F 11)

"Small Business — Our economic development team should always be cognizant of the role small business plays in our community. Recruitment and promotion of our community must include the role of businesses with 50 or fewer employees. We need to foster new, and maintain existing small businesses." (page F 11)

“The City of Lincoln and Lancaster County promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life features the community values and seeks to protect. The City and County will actively pursue economic development with an emphasis on household sustaining jobs.” (page F 12)

“The City and County will foster responsible land use and development through the timely provision of infrastructure and transportation system improvements, while at the same time maintaining the environmental values and stewardship they wish to sustain.” (page F 12)

“The community will strive to provide future employment areas that meet the needs of existing businesses and identify emerging industry clusters.” (page F 11)

“Existing businesses flourish and there are opportunities for new businesses within Lincoln and the incorporated communities. The Plan provides new employment locations and supports retention of existing businesses.” (page F 16)

“Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.” (page F 17)

“Home ownership is the foundation upon which successful neighborhoods and communities are built. Citizens should be able to afford to buy a safe and decent home. The plan should recognize the impact of policies and programs on community housing costs.” (page F 18)

“Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.” (page F 18)

“Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population.” (page F 18)

“Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial and retail uses. These uses may develop along transit routes and provide residential opportunities for persons who do not want to or cannot drive an automobile. Promote residential development, economic development and employment opportunities throughout the City.” (page F 18)

“Support development and implementation of the Antelope Valley project which is to provide neighborhood revitalization, transportation and transit opportunities and stormwater improvements on the east side of Downtown, the UNL campus and surrounding neighborhoods.” (page F 48-49)

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.” (page F 49)

“The priority in older areas should be on retaining areas for residential development.” (page F 49)

“Maintain and encourage ethnic commercial establishments that are convenient to existing neighborhoods.” (page F 49)

“Lancaster County boasts a diverse set of environmental resources and landscape types that should be respected and maintained.” (page F 51)

“Environmental resources reside within a broad range of settings that should be considered as policy and development decisions are made.” (page F 51)

“Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.” (page F 65)

“One of Lincoln’s most valuable community assets is the supply of good, safe, and decent single family homes that are available at very affordable costs when compared to many other communities across the country. Preservation of these homes for use by future generations will protect residential neighborhoods and allow for many households to attain the dream of home ownership.” (page F 65)

“Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population.” (page F 66)

“Create housing opportunities for residents with special needs throughout the city that are compatible with residential neighborhoods.” (page F 66)

“Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods. Maintain and enhance infrastructure and services in existing neighborhoods.” (page F 68)

“Preserve, protect, and promote city and county historic resources. Preserve, protect and promote the character and unique features of rural and urban neighborhoods, including their historical and architectural elements.” (page F 68)

“Promote the continued use of single-family dwellings and all types of buildings, to preserve the character of neighborhoods and to preserve portions of our past.” (page F 68)

“Single family homes, in particular, add opportunities for owner-occupants in older neighborhoods and should be pre-served. The rich stock of existing, smaller homes found throughout established areas, provide an essential opportunity for many first-time home buyers.” (page F 72)

“Plan for sufficient and varied choices for the location of elderly housing. Encourage elderly housing to locate in areas designated for mixed-uses where the elderly housing would serve as a transitional use to less intensive residential development.” (page F 72)

“Encourage public/private partnerships with housing entities including Lincoln Housing Authority, Nebraska Housing Resource, and Neighborhoods, Inc.” (page F 72)

“Support policies that encourage affordable housing in all areas.” (page F 72)

“Implement the housing and neighborhood strategies as embodied in the City of Lincoln Consolidated and Annual Action Plans and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.” (page F 73)

“Encourage reconversion of single family structures to less intensive (single family use) and/or more productive uses.” (page F 73)

“Modify design standards and code requirements that impede affordable housing development, while remaining consistent with the character of the existing neighborhood.” (page 73)

“Structure incentives to preserve the existing housing stock.” (page 73)

“By exercising stewardship of city and county historic resources, support the community’s distinctive character and desirable quality of life for current residents and for future generations.” (page 141)

“Seek incentives and regulatory support for the rehabilitation of existing buildings in order to make it more feasible to rehabilitate and continue to use older buildings.” (page 142)

“Support and participate in neighborhood, community, and statewide groups interested in historic preservation.” (page 142)

“Subarea Planning – The Comprehensive Plan provides broad guidance for achieving the community’s stated Vision. Putting details to the Plan takes additional effort. One means of doing this is through the preparation of subarea plans. Subarea plans from the previous (1994) Comprehensive Plan carried over as part of this Comprehensive Plan include:

- Consolidated Plan for HUD Entitlement Programs; FY 2000 Urban Development” (page F 156)

ANALYSIS:

1. The *Consolidated Plan FY2000-FY2003 for HUD Entitlement Programs* was approved in June, 2000.
2. The one year *Action Plan* details the activities the City will undertake in the next fiscal year to address housing and community development needs and objectives with federal funding received from the Community Development Block Grant (CDBG), HOME Investments Partnership Act (HOME), and the Emergency Shelter Grant (ESG) programs.
3. The annual *Action Plan* includes information on other programs and resources that help to meet the City’s housing and community development needs, such as HUD’s Section 8, Public Housing Comprehensive Grant, Supportive Housing (SHP) programs, and Nebraska’s Homeless Shelter Assistance Trust Fund (HSATF), Affordable Housing Trust Fund (AHTF) and Nebraska Investment Finance Authority (NIFA) programs.
3. In FY 2003, the City will receive the following federal entitlement grants for the programs listed in the Action Plan:
 - \$ 2,179,000 in CDBG
 - \$ 1,264,852 in HOME
 - \$ 75,000 in ESG
3. The *Consolidated Plan* is designed to meet the three major statutory goals of the U.S. Department of Housing and Urban Development (HUD) . The HUD goals are to 1) provide decent housing; 2) provide a suitable living environment, and; 3) expand economic opportunities.

4. The programs designed to provide decent housing include assisting homeless persons with emergency shelter, preserving and retaining existing housing stock, providing affordable housing, and providing supportive housing to persons with special needs.
5. The programs addressing a suitable living environment include those that improve the safety and livability of neighborhoods; increase access to quality facilities and services; reduce the isolation of income groups in areas; revitalize deteriorating neighborhoods; restore and preserve natural and physical features of special value; and conserve energy resources.
6. Programs to expand economic opportunities include those that create jobs accessible to low and very low income persons; provide access to credit; provide low income persons with improved job skills; help empower low income persons to achieve self sufficiency; provide supportive housing to enable families to work toward self sufficiency.

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DATE: May 13, 2003

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Lincoln



Nebraska's Capital City



To: Planning Commission Members and Staff
From: Marc Wullschleger, Director *Marc*
Date: April 23, 2003
Subject: Annual Action Plan Submitted for Planning Commission Review

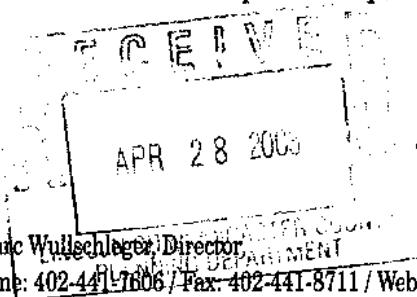
Attached you will find one copy of the *FY 2003 Action Plan: One Year Use of Funds*.

The purpose of the *FY 2003 Action Plan* is to outline the City's strategies to address priority needs and local objectives in the following areas: housing, homeless (Continuum of Care), economic development, neighborhood revitalization, and overall planning and capacity building. In developing this Plan, the City is required to address three statutory goals: 1) to provide decent housing, 2) to provide a suitable living environment, and 3) to expand economic opportunities. The Plan lists the programs and activities that will be undertaken by the City from September 1, 2003 to August 31, 2004 to further the four-year strategies contained in the *FY 2000 to FY 2003 Consolidated Plan*. The *Action Plan* identifies the activities that will be undertaken with Community Development Block Grant (CDBG), the HOME Investment Partnerships Act (HOME), and the Emergency Shelter Grant (ESG) funds and constitutes the City's application for these funds.

In FY 2003, the City will receive the following federal entitlement grants for the programs listed in the *Action Plan*:

- \$ 2,179,000 in CDBG
- \$ 1,264,852 in HOME
- \$ 75,000 in ESG

Additionally, the City will support activities through an estimated program income of \$700,000 from CDBG-funded programs and \$140,000 in program income from HOME-funded programs. Funds are also carried over from prior years, and dedicated toward specific programs. With these federal dollars and program income the department is able to leverage funds from a variety of public and private sources. The following table shows the funding each Urban Development Department program area will receive.



Proposed Program Area Budgets and Leveraged Resources

PROGRAMMATIC AREA	FY 2003 Budget	% of Total	Leveraged Resources
Housing (i.e., rental and owner rehabilitation, home ownership assistance)	\$3,365,466	60%	\$4,967,000
Continuum of Care (i.e., assistance to homeless shelters/programs)	\$100,000	2%	\$325,000
Economic Development (i.e., business assistance, workforce development)	\$844,800	15%	\$2,538,988
Neighborhood Revitalization (i.e., targeted public & infrastructure improvements)	\$699,400	13%	\$1,117,000
Administration (i.e., cd staffing, leadership development, fair housing analysis)	\$619,586	10%	0
TOTAL	\$5,629,252	100%	\$8,947,988

As you will find in the Plan, there are some budgetary numbers yet to be determined, including all ESG programs, which are expected to receive final approval by the state in June. However, the goals, objectives, and general program descriptions are included.

The *FY 2002 Action Plan* was developed by the Urban Development Department with the assistance of the Community Development Task Force. The Task Force is an advisory group of 25 citizens appointed by the Mayor with an emphasis on representation by low- and moderate-income neighborhoods, as well as diverse racial and ethnic backgrounds.

Upon approval by the Planning Commission, City Council, and Mayor, the plan will be submitted to HUD in July for final approval.

Please let us know if there is any additional information we can provide to you before or during the Planning Commission meeting on May 28, 2003.

